

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-  
12.1 for property commonly known as 1431  
Production Road, Fort Wayne, Indiana 46808-  
1162 (Quality Tool Company, Inc.)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein; and**

**WHEREAS**, said project will retain nine full-time, permanent jobs and one part-time permanent job for a current annual payroll of \$426,000, with the average current annual job salary being \$42,600; and

**WHEREAS**, the total estimated project cost is \$178,800; and

**WHEREAS**, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

**WHEREAS**, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2005.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

**SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$9.0773/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).

(c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

**SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 8.** For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Department of Economic Development and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

**SECTION 9.** The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing equipment acquired.
- (b) The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- (c) The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- (d) The total number of employees employed at the facility receiving the deduction.
- (e) The total assessed value of the real and/or personal property deductions.
- (f) The tax savings resulting from the real and/or personal property being abated.

**SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 12.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
J. Timothy McCaulay, City Attorney

**COIL & DICKMEYER, INC.**

C. David Coil, P.E., L.S. #10498  
 Kerry D. Dickmeyer, L.S. #S0243  
 John L. Updike, L.S. #S0494

Civil Engineers - Land Surveyors - Planners  
 6044 East State Boulevard  
 Fort Wayne, Indiana 46815-7639  
 Office: 219-749-0125

Sheet 1 of 1No. 94315**SURVEYOR LOCATION REPORT**

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 1431 Production Road

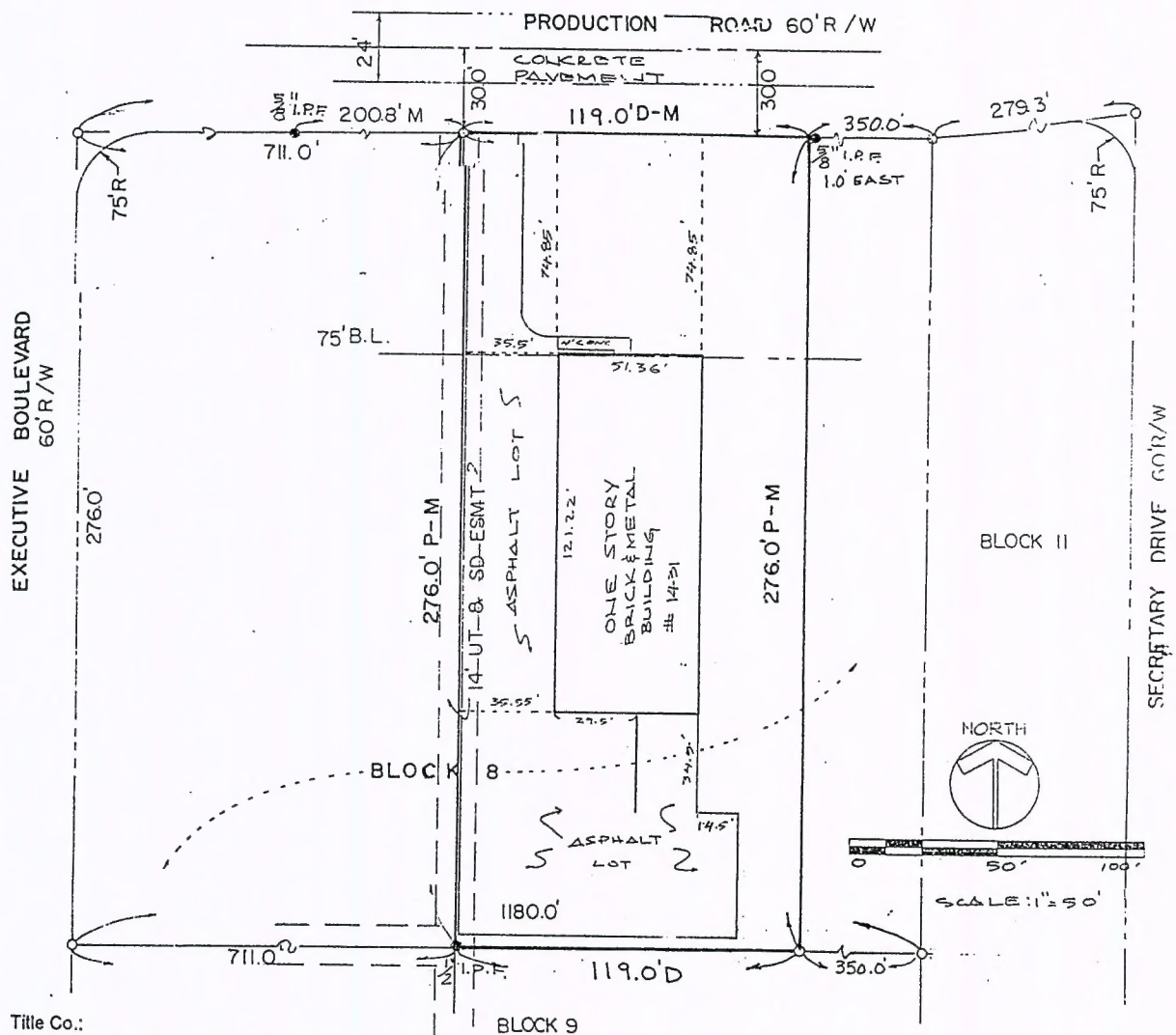
PROPERTY DESCRIPTION: The East 119' of the West 830' of Block 8 in Interstate Industrial Park, Section A

as the same is recorded in PB 26, pgs 65-67 in the Office of the Recorder of Allen County, State of Indiana.

SUBJECT, HOWEVER TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

## FLOOD HAZARD STATEMENT:

RESIDENTIAL STRUCTURE IS        IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD ZONE 'A', AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18003C0260 D OF THE FLOOD INSURANCE RATE MAP.



Title Co.:

BLOCK 9

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that, to the best of my knowledge and belief, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-12 for a Surveyor Location Report. The accuracy of any flood hazard statement shown on this report is subject to map scale uncertainty and to other uncertainty in location or elevation on the referenced flood insurance rate map.

Date of Survey: 6 / 24 / 94

Proposed Owner: Quality Tool

Proposed Buyer Name: N/A

Proposed Lender Name: N/A

Certification Date: June 27, 1994

Read the first time in full and on motion by Belmont,  
and duly adopted, read the second time by title and referred to the Committee on  
Finance, (and the City Plan Commission for recommendation)  
and Public Hearing to be held after due legal notice, at the Common Council Conference  
Room 128, City-County Building, Fort Wayne, Indiana, on Monday,  
the 26th day of August, 19 97 at 5:20  
o'clock P. M., E.S.T.

DATED: 8-12-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont,  
and duly adopted, placed on its passage. PASSED  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST				<u>✓</u>
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 8-26-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,  
as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_  
(ZONING) \_\_\_\_\_ ORDINANCE \_\_\_\_\_ RESOLUTION NO. R-56-97  
on the 26th day of August, 19 97

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

SEAL  
Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the  
27th day of August, 19 97,  
at the hour of 11:20 o'clock PM, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day  
of August, 19 97, at the hour of 1:00  
o'clock P. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Department of Economic Development**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for Quality Tool Company, Inc. for personal property improvements in the amount of \$178,800. In order to maintain their current customer base and maintain existing employment levels, Quality Tool Copany, Inc. will purchase new manufacturing equipment.**

EFFECT OF PASSAGE: **The effect of passage is the retention of nine full-time jobs with benefits and one part-time job.**

EFFECT OF NON-PASSAGE: **The effect of non-passage is the potential loss of nine full-time jobs with benefits and one part-time job.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford**

BILL NO. R-97-08-09

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming resolution  
designating an "Economic Revitalization Area" for property commonly  
known as 1431 Production Road, Fort Wayne, Indiana 46808-1162  
(Quality Tool Company, Inc.)

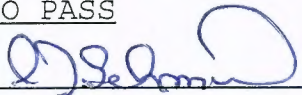
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION) \_\_\_\_\_

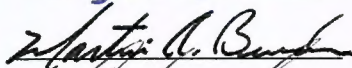
DO PASS

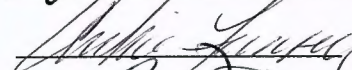
DO NOT PASS

ABSTAIN

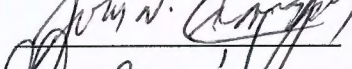
NO REC

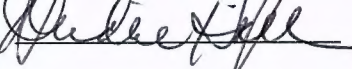


















DATED:

8-26-97

Sandra E. Kennedy  
City Clerk



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221 • Fax 219-427-1371

SANDRA E. KENNEDY, CITY CLERK

August 13, 1997

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of August 16, 1997 in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Notice of Public Hearing

Bills No. R-97-08-08 & R-97-08-09  
Economic Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,  
*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-97-08-08 AND R-97-08-09)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 8-12-97,  
DATE  
DESIGNATING PROPERTY AT 1431 Production Drive, Fort Wayne, Indiana  
(QUALITY TOOL COMPANY, INC.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED  
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER  
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND  
CONFIRMED OR RESCINDED ON Tuesday, August 26, 1997, at 5:30 o'clock P.M.,  
DATE, TIME & PLACE  
Common Council Conference Room 128, First Floor, City-County Building,  
Fort Wayne, Indiana

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)  
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD  
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN  
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND  
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"  
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY  
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE  
MEETING.

SANDRA E. KENNEDY  
CITY CLERK

FORT WAYNE COMMON COUNCIL  
(Governmental Unit)  
  
ALLEN County, Indiana

To: The Journal-Gazette Dr.  
P.O. Box 100  
Fort Wayne, IN

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines  
  
Head -- number of lines  
  
Body -- number of lines  
  
Tail -- number of lines  
  
Total number of lines in notice

COMPUTATION OF CHARGES

42 lines, 1 columns wide equals 42 equivalent lines  
at .364 cents per line \$ 15.29  
  
Additional charge for notices containing rule or tabular work  
(50 percent of above amount)  
  
Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00  
  
TOTAL AMOUNT OF CLAIM \$ 16.29

DATA FOR COMPUTING COST

Width of single column 12.5 ems  
Number of insertions 1  
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Aug 16, 19 97 Title: Julie L Smith Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

8-16-97

Subscribed and sworn to before me this 16th day of AUG, 19 97.

Mary L Schneider  
Notary Public  
MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14, 2001

My commission expires:

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-97-08-08 AND R-97-08-09)  
NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 8-12-97, DESIGNATING PROPERTY AT 1431 Production Drive, Fort Wayne, Indiana (QUALITY TOOL COMPANY, INC.)  
An Economic revitalization area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, August 26, 1997, 5:30 o'clock P.M., Common Council Conference Room 128, first floor, City-County Building, Fort Wayne, Indiana  
If confirmed, said designating shall continue for one (1) year after confirmation.  
All interest persons are invited to attend and be heard at the public hearing.  
"REASONABLE ACCOMMODATIONS" for persons with a known disabling condition will be considered in accordance with state and federal law. Any person needing a "REASONABLE ACCOMMODATION" should notify public information office (219) 427-1120, TTY (219) 427-1200, at least seventy-two (72) hours prior to the meeting.  
SANDRA E. KENNEDY  
CITY CLERK  
#492191

**FW COMMON COUNCIL**  
(Governmental Unit)  
**ALLEN** County, Indiana

To: **The News-Sentinel** Dr.  
**P.O. Box 100**  
**Fort Wayne, IN**

PUBLISHER'S CLAIM

LINE COUNT

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) ss:  
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Mary L Schneider  
Notary Public  
MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
My commission expires: \_\_\_\_\_  
MY COMMISSION EXP JUNE 14, 2001